

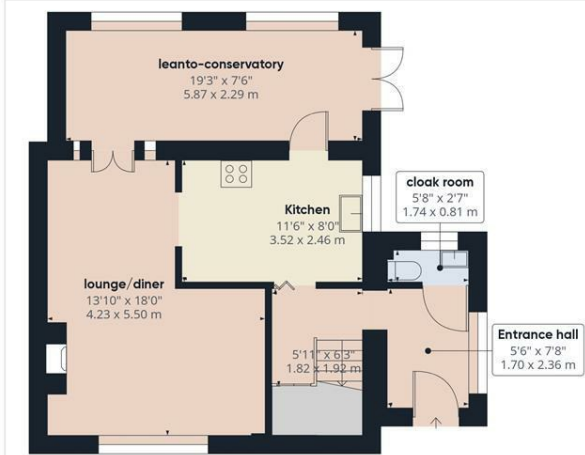
## 28 Wilberforce Way, Gravesend, Kent, DA12 5DQ

### VIRTUAL TOUR AVAILABLE

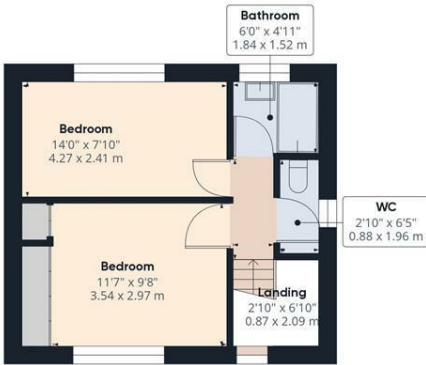
MMS Sales are delighted to introduce this a well-constructed, 2 double bedroom residential property delivered in a neatly distributed 1571.53 square feet. The property features an inviting lounge/diner, equipped with a cozy fireplace located on the ground floor, alongside a well-sized lean-to conservatory and a functional kitchen fitted with ample cupboards and work top space. Also for your convenience, a separate WC/cloakroom is situated on this level just off of the spacious entrance hall. Moving to the first floor, it consists of two double bedrooms, a bathroom featuring a bathtub setting you up for the utmost comfort and then a separate W.C. The second and final floor is an expansive loft room with loft ladder, providing ample storage or could potentially be transformed into additional living space. Extending this home's convenience is the double garage with electric doors which is found at the rear of the garden, perfect for your car parking or storage needs, and then a further hard standing area offering parking for 2/3 cars. In the garden you will find a range of plants and shrubs set amongst the lawn and patio areas. Spanning 3 floors and 2 bedrooms with ample living areas and plenty of parking, this property offers a balance of comfort and resourcefulness, making it a potential perfect fit for any home seeker. Council tax band C

- COUNCIL TAX BAND C
- DOUBLE GARAGE
- LOFT ROOM
- 2 DOUBLE BEDROOMS
- GOOD SIZE REAR GARDEN
- FITTED KITCHEN
- CLOAKROOM/WC DOWNSTAIRS
- OFF ROAD PARKING
- BOILER INSTALLED 2022

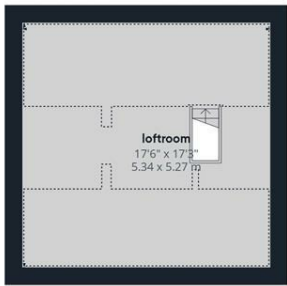
**£325,000**



Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>

1574.52 ft<sup>2</sup>  
146.28 m<sup>2</sup>

Reduced headroom

105.58 ft<sup>2</sup>  
9.81 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

